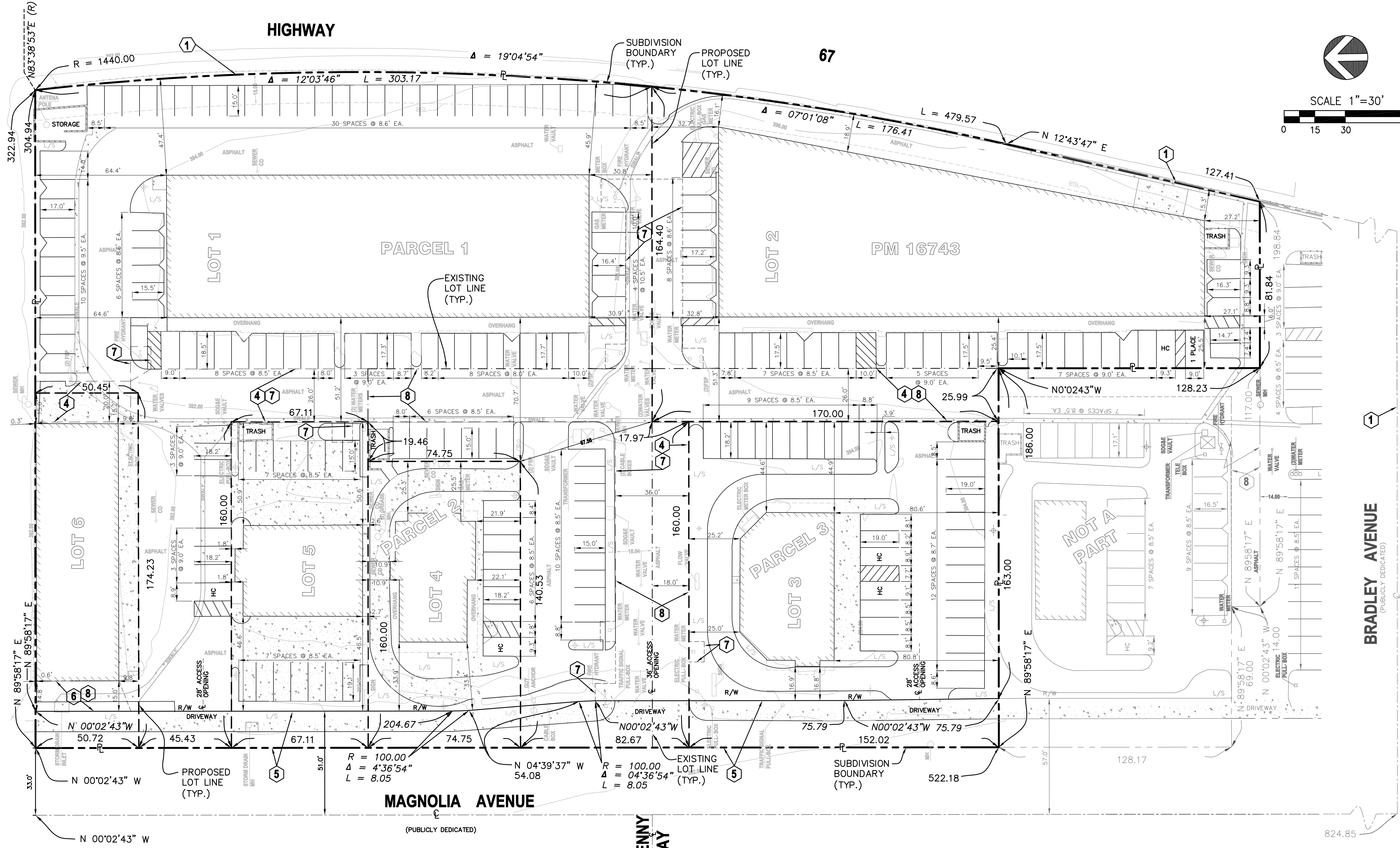


COUNTY OF SAN DIEGO TRACT NO. TM 5529



SITE NOTE

MAJOR USE PERMIT P91-011W1-M3, APPROVED JULY 31, 2006, GRANTED THE COLLECTIVE PARKING FOR COMMERCIAL USES ON APN NO.S 387-130-60, 387-130-61, AND 387-130-62 (PROJECT SITE) AND APN NO.S 327-130-63 AND 327-130-59 (OFFSITE). SEE PROJECT SITE PLAN FOR PARKING REQUIREMENT DETAILS.

DEVELOPMENT SUMMARY

- SUBDIVIDE 3 EXISTING PARCELS INTO 6 LOTS
- 1571, 1591, 1601, 1611, 1621 AND 1641 MAGNOLIA AVENUE, EL CAJON
- SITE AREA: GROSS = 3.74 ACRES (163,176 SF); NET = 3.57 ACRES (155,335 SF)
- DENSITY: ALL BUILDINGS ON-SITE TO REMAIN INTACT

ZONING INFORMATION

- ASSESSOR'S PARCEL NUMBER(S): 387-130-60, 387-130-61, AND 387-130-62
- TAX RATE AREA: 59512
- EXISTING ZONING: C36; PROPOSED ZONING: C36
- EXISTING USE: GENERAL COMMERCIAL; PROPOSED USE: GENERAL COMMERCIAL
- MINIMUM LOT SIZE: NONE
- COMMUNITY PLAN: PEPPER DRIVE - BOSTONIA; REGIONAL PLAN: CUA
- GENERAL PLAN: 13
- UTILITIES:
 - WATER - HELIX WATER DISTRICT
 - SEWER - PADRE DAM MUNICIPAL WATER DISTRICT
 - FIRE - EAST COUNTY FIRE DISTRICT
 - SCHOOLS - CAJON VALLEY UNION ELEMENTARY; GROSSMONT UNION HIGH
 - GAS / ELECTRIC - SAN DIEGO GAS & ELECTRIC
 - STREET LIGHTING - SAN DIEGO COUNTY STREET LIGHTING DISTRICT
- SOLAR ACCESS STATEMENT:
 - ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ.FT. OF SOLAR ACCESS FOR EACH UNIT ALLOWED BY THIS SUBDIVISION

ZONE (EXISTING AND PROPOSED)	
USE REGULATIONS	C36
ANIMAL REGULATIONS	
Density	
Lot Size	
Building Type	
Maximum Floor Area	
Floor Area Ratio	
Height	
Lot Coverage	
Setback	
Open Space	
SPECIAL AREA REGULATIONS	

LEGAL DESCRIPTION

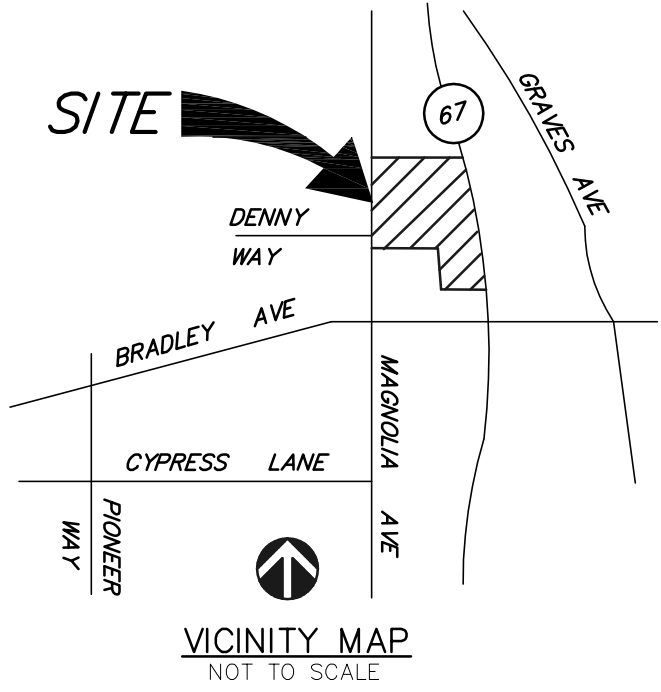
PARCEL 1, 2 AND 3 OF PARCEL MAP NO. 16743, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 16, 1992 AS FILE NO. 1992-025673 OF OFFICIAL RECORDS.

EASEMENTS

- THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY KNOWN AS HIGHWAY 67 AND BRADLEY AVENUE, ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SERVED FROM SAID LAND BY THE DOCUMENT RECORDED SEPTEMBER 11, 1963 AS FILE NO. 161431 OF O.R.
- COVENANTS, CONDITION AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED JUNE 15, 1990 AS FILE NO. 90-326609 OF O.R.
- AN EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS AND PARKING PURPOSE, OVER, ACROSS AND UPON THE PROPERTY AND ALL OF ITS PARKING AREAS, SIDEWALKS, ROADWAYS AND DRIVEWAYS, RECORDED JUNE 15, 1990 AS FILE NO. 90-326611 OF O.R. (NON-PLOTTABLE)
- AN EASEMENT GRANTED TO THE PADRE DAM MUNICIPAL WATER DISTRICT, RECORDED NOVEMBER 14, 1990 AS FILE NO. 90-616027 OF O.R.
- AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO A PUBLIC HIGHWAY, RECORDED DECEMBER 14, 1990 AS FILE NO. 90-667370 OF O.R.
- AN EASEMENT GRANTED TO THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT, RECORDED DECEMBER 21, 1990 AS FILE NO. 90-678835 OF O.R.
- AN EASEMENT GRANTED TO THE HELIX WATER DISTRICT, RECORDED DECEMBER 31, 1990 AS FILE NO. 90-693401 OF O.R.
- AN EASEMENT FOR THE PURPOSE OF DRAINAGE AND SLOPES, ROADWAY, INGRESS AND EGRESS, ACCESS, PARKING, DRIVEWAY, AND PUBLIC UTILITIES AS SHOWN ON MAP NO. 16743, RECORDED JANUARY 16, 1992.
- AN EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED OCTOBER 9, 1991 AS FILE NO. 1991-0522140 OF O.R. (NON-PLOTTABLE)
- A RECIPROCAL EASEMENT AGREEMENT EXECUTED BY DONNA LYNN WOSK AND MYRNA BELLE WOSK, AS CO-TRUSTEES UNDER THE WOSK TRUST AGREEMENT, DATED OCTOBER 14, 1980, AND AS AMENDED AND RE-STATED FEBRUARY 25, 1987 AND ENVIRONS WEST/KOAR-BRADLEY & MAGNOLIA PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP FOR THE PURPOSE OF PARKING, ACCESS-EGRESS, THOROUGHFARE, SURFACE DRAINAGE, RECORDED OCTOBER 11, 1991 AS FILE NO. 1991-0527989 OF O.R.

SURVEYOR OF WORK

MARVIN J. SYLAKOWSKI
EXPIRES ON 09/30/07
P.L.S. 6998



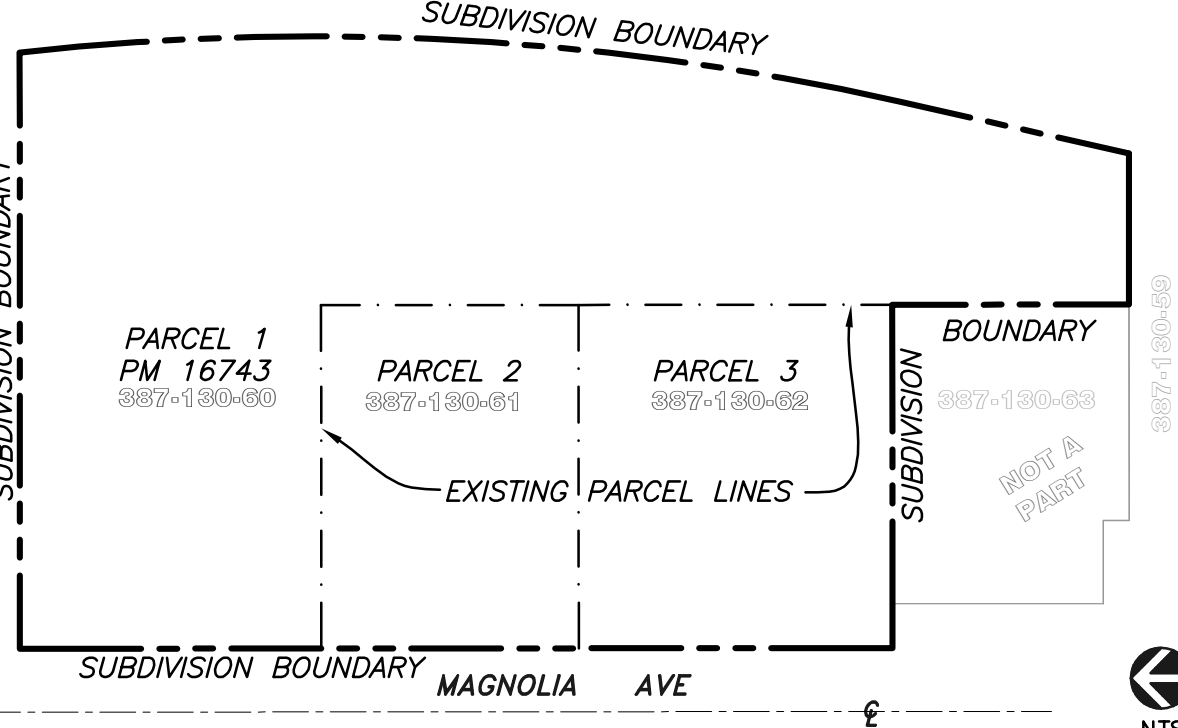
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS DRAWING IS THE NORTHERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 16743; I.E. N89°58'17"E

LEGEND

- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT AS SHOWN
- CENTER LINE
- CONCRETE
- LIGHT
- FENCE LINE
- LANDSCAPE AREA
- MAN HOLE
- CLEAN-OUT
- RIGHT OF WAY
- NO PARKING ZONE
- DISABLED PARKING AS SHOWN
- PARKING AS SHOWN

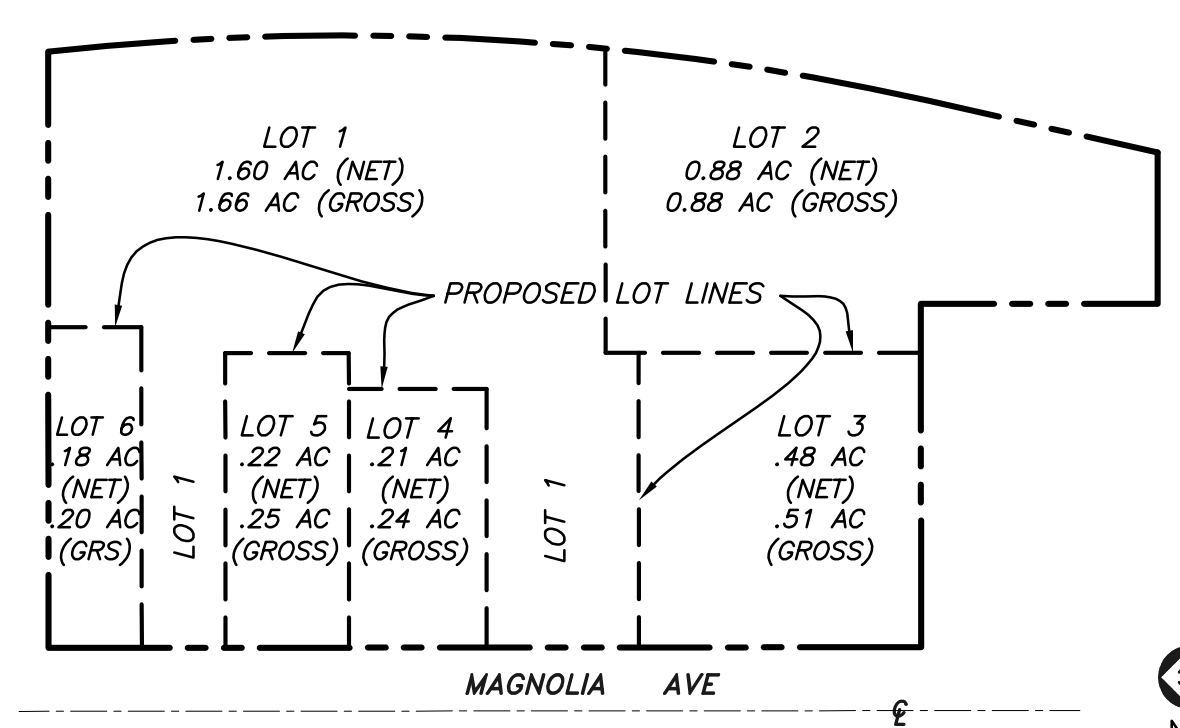
EXISTING PARCELS



BOUNDARY & TOPOGRAPHIC SOURCE

BOUNDARY AND TOPOGRAPHIC DATA / MEASUREMENTS PER DASK LAND SURVEYING A.L.T.A./A.C.S.M. LAND TITLE SURVEY, DATED SEPTEMBER 16, 2005, PARKING SPACES FIELD VERIFIED JULY, 2007. EASEMENT DATA FROM LANDAMERICA COMMONWEALTH LAND TITLE COMPANY FILE NO. 03208638-609-611W, DATED 9-21-2006.

PROPOSED LOTS



OWNERS / SUBDIVIDERS

MAGNOLIA GATEWAY, LLC
PO BOX 15
RANCHO SANTA FE, CA 92067
(858) 756-9862

Civil Engineering - Environmental - Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619) 232-9200 (619) 232-9210 Fax
(JOB NO. 680)
Consultants, Inc.
REC

REVISIONS	DATE	DESCRIPTION
SMD	12-22-06	COUNTY SUBMITTAL
SMD	9-17-07	R-2

JOB NO. 680

TENTATIVE MAP FOR SUBDIVISION

COUNTY OF SAN DIEGO TRACT NO. TM 5529, ACCT NO. 06-0079371

SHEET NO.
1 OF 1